

CONSERVATION OF LIFE

Public Health, Housing
and Town Planning

CONTENTS.

Series of Articles by Mr. THOMAS ADAMS as follows:—

The Governors General of Canada and Town Planning.

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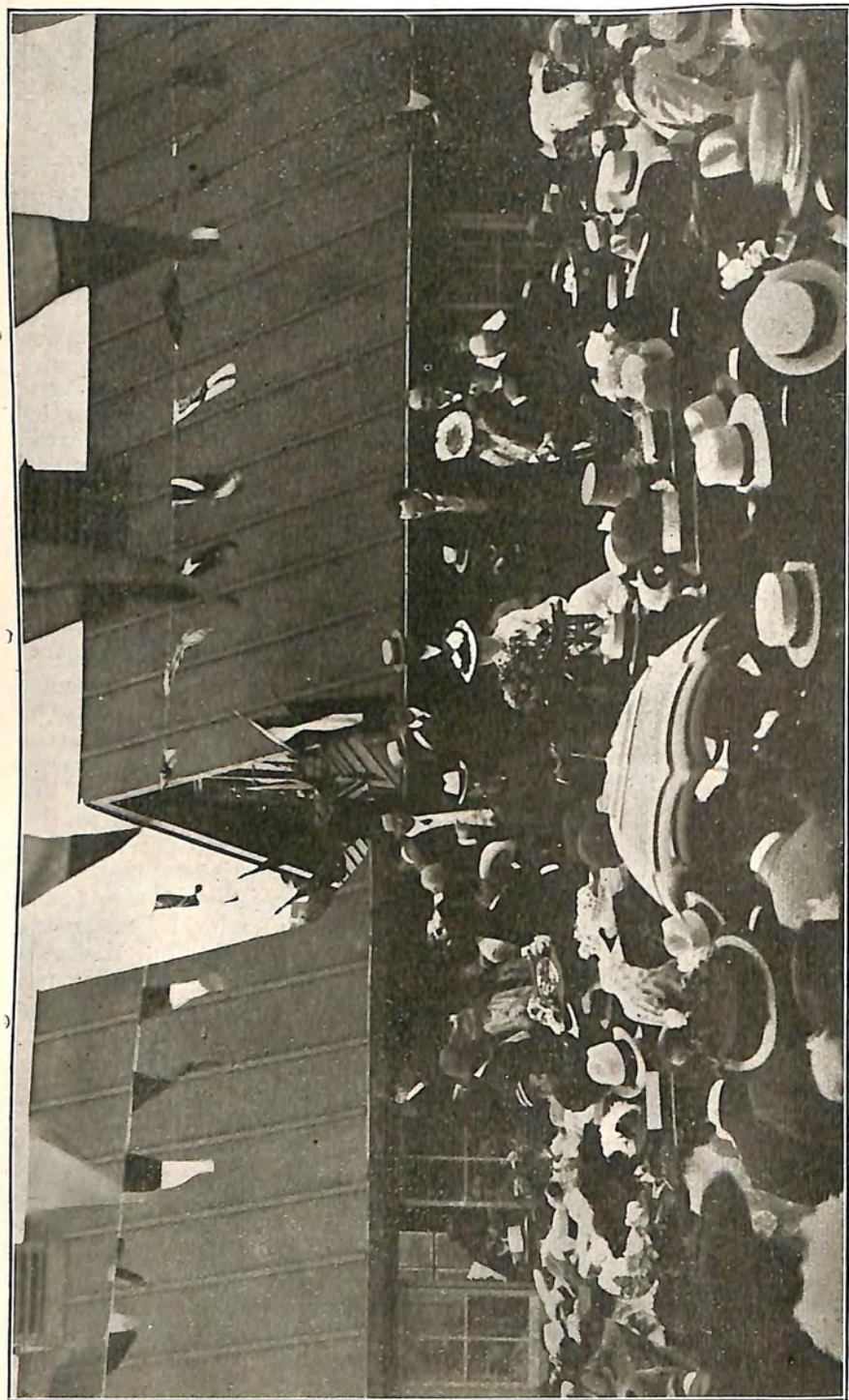
THE GOVERNORS GENERAL OF CANADA AND TOWN PLANNING

CANADA has been peculiarly fortunate in having a succession of Governors General whose family traditions and training have led them to take a deep interest in social welfare and civic improvement. Some notes regarding their association with these movements may be of interest.

The Marquess and Marchioness of Aberdeen have long been ardent advocates of housing reform and town planning and during their regime at Rideau Hall were active promoters of schemes for the betterment of civic conditions.

During the time they were in Ireland they sought by every means in their power to promote housing reform in that country, and particularly in Dublin, by means of town planning schemes. The last visit which I paid to Ireland in 1914 was at their invitation to attend a conference of Irish local authorities and open a discussion on town planning. One of the final acts of the Marquess of Aberdeen before leaving Ireland was to offer a prize of \$3,000 for a plan of Greater Dublin, the chief object of the competition being to obtain suggestions for the improvement of the housing conditions in the Irish capital. The award for the best plan submitted has only recently been made, and the plan is now under consideration of the Dublin authorities. The Marquess was also responsible for the starting of a town planning propaganda in India, by suggesting to Lord Pentland that Professor Patrick Geddes, of Edinburgh, should take his town planning exhibition to that country and give lectures. Unfortunately, the whole of the material for that exhibition was sunk by the Emden in the early stages of the war, but other material was soon collected, and the exhibition has been held in several Indian cities, with remarkable results in stimulating public opinion in favour of town planning. The Marquess and Marchioness are still following the progress of the town planning movement in Ireland, in India and in Canada with keen interest.

When the Right Hon. Earl Grey came to Canada his loss to the town planning and co-operative movements in England was keenly felt. He first became keenly interested in the work of the British Garden Cities and Town Planning Association about 15 years ago. At first he was sceptical of the practicability of the programme put forward by that Association and it was with great difficulty he was persuaded to preside over its first Garden City Conference at Bournville Garden Village in 1901. From that time, however, up to the days following his appointment as Governor General in Canada, he was an active supporter



THE DUKE AND DUCHESS OF DEVONSHIRE
Opening of the Cottage Exhibition at the Garden City, Letchworth, England, 1905.

and was never backward in giving personal service to the movement. One memorable meeting was held in London on June 2nd, 1902. It was the night when the streets of London were packed with crowds cheering the news of the relief of Mafeking and yet every place in the large hall was occupied. In his address from the chair Earl Grey said:—

"It is becoming more and more recognized, year after year, that town life under present slum conditions is absolutely fatal to the development of that physical vigour and energy on the maintenance of which our national life depends. The writing on the wall, which stands out in letters so clear that every one can read it, warns us that unless we can improve the conditions of town life then our happy breed of men will be replaced, in the not distant future, by a puny and stunted race, which will be unable to bear the burden of empire."

It was in that spirit of enthusiasm in favour of practical reform of our civic conditions as a means of building up the strength of the empire that he sought during his term of office in Canada to arouse interest in improved housing conditions. It will be remembered that one of his acts during his term of office was to bring out to Canada Mr. Henry Vivian to address meetings on the subject of housing improvement throughout the Dominion. On his return to England one of the first things Earl Grey did was to renew his active interest in the town planning movement.

The addresses delivered by His Royal Highness the Duke of Connaught at the Town Planning Conference in Toronto in 1914 and at the Civic Improvement Conference in Ottawa last year showed how keenly interested he was in this subject. In his opening address at Toronto he said:—

"Considering the terrible lessons that are so forcibly impressed upon one by the experiences of older countries it would be nothing short of national disaster if, for want of proper forethought, a similar state of things were permitted to come into existence in Canada, which is essentially a land of wide spaces, where there should be breathing room not only for the present population but for a nation ten times as large . . . You are about to consider questions in which is involved the future happiness of many thousands of your fellow-Canadians. You are going to set your brains to work on problems in which Canada should, and in which I devoutly hope she will, set an example to the world. You have an inspiring, almost an unique, opportunity. I wish you Godspeed in your labours, and I assure you again of the interest and sympathy with which I shall follow your deliberations."

In his sympathy with town planning His Royal Highness was only following the example of the King of England who, on his own estates in South London, had for some years been making improvements under the expert advice of Mr. S. D. Adshead, town planning professor of London University.

His Grace the Duke of Devonshire comes to Canada with family traditions which are certain to arouse his interest in a movement so keenly supported by his predecessors in office. Town planning has received a great stimulus in England as a result of the forethought and wisdom which has been displayed by the Devonshire family in laying

out towns and villages on their estates. Eastbourne, which was entirely built on one of these estates, is a model residential town of 55,000 inhabitants, with ample provision made for healthy housing conditions, adequate recreation facilities and control of its natural and structural beauty.

In 1905 the late Duke of Devonshire showed his personal interest in the Garden City movement in England when he opened the Cottage Exhibition at Letchworth Garden City. At a time like this, when the building up of the physique and character of the citizens of the Empire in all its parts is of such vital importance, when patriotism demands the exercise of forethought and prescience at home, as well as sacrifices on the field of battle, it is of happy augury that Canada continues to be served by Governors General with such traditions and sympathy in connection with the social welfare of the Empire.

AGRICULTURAL AND INDUSTRIAL COLONIZATION

THE EXAMPLE OF FRANCE

Agriculture is the foundation of manufactures; since the productions of nature are the materials of art.—GIBBON.

DEFECTS OF CANADIAN SYSTEM OF LAND SETTLEMENT

TO keep the farmer on the land requires a stronger tie than mere ownership. He requires the facilities and means to live as well as to exist; the enjoyment of natural social conditions for his wife and family as well as for himself; the satisfaction that the facilities for distributing his products and for utilizing the natural resources of the country are not controlled to the disadvantage of his class. We have relied too much on the magnet of ownership to attract the labouring farmer to the soil of Canada and too little on the more enduring magnets of social amenities and efficient organization.

To keep the farmer on the land when he gets there has become a greater problem than that of first attracting him to the land. Why does he hesitate to go in the first place and find it uncongenial to stay in the second place? There are three outstanding reasons, one, the holding of large areas of the best and most accessible land by speculators; another, the compelling social attractions and ready money of the cities and towns, and, next, the lack of adequate return for his labour because of want of co-operation and of facilities for distribution of his products. Why not face facts and try to bring tracts of land held for speculative purposes into use, try to take part, at least, of the social conditions and ready money of the cities into the rural areas, and simultaneously provide the co-operative and distributive facilities that will give the farmer a larger share in the price paid for his products by the ultimate consumer? This has been done elsewhere—why not in Canada?

We must begin by recognizing that agriculture is the parent of manufacture; that the raw material of the factory comes from the farm and that the sources of physical and mental recuperation of the city come from the rural population. Next, we must recognize that enormous capital expenditure has been incurred in Canada in providing railways, roads and improvements in the older parts of the nine provinces and that, until these parts are more fully used and developed, it is bad economy to spend money in opening up tracts which cannot be successfully settled without further capital expenditure in providing new means of access to these tracts. Having recognized these things, we should devote more attention to opening up the idle lands adjacent to our railways and to our cities for cultivation on the one hand and for establishing small industrial towns in the more isolated rural areas on the other hand. The building up of a system of small manufacturing industries in village centres is a necessary part of a programme of agricultural settlement; necessary not only to provide labour and ready money for the farmer and his family in lean years and slack seasons, but also to provide the social conditions for which they crave and the co-operative facilities they need so much.

More intensive cultivation and greater production nearer to existing manufacturing centres, simultaneous with the encouragement of more manufacturing in the rural areas distant from these centres, will give us a combination of great value in the interests of economic development. It will enable us to eliminate a large portion of the cost of distribution and waste which results from conveying raw materials over the long distances which at present separate the farmer from the manufacturer.

RETURNED SOLDIERS

The problems of the returned soldiers and of immigration after the war cannot be solved in a satisfactory manner unless we first apply more science and intelligence to the problem of land settlement and deal with it on economic lines. It is futile to go on with schemes for placing men on the land without regard to the social and industrial organization which is needed to make land settlement a success. In past times we have seen how such schemes have failed, but are slow to learn from our mistakes. It is so much more pleasant to do the easy thing, and to give the appearance of fulfilling our responsibilities, when all the time we are side-tracking them. Soldiers who want to go on the land should not be placed on isolated farms in territory remote from existing railways and centres of population, until we have first filled up the available territory nearest to these railways and centres; or, alternatively, unless we develop the new territory in such a way as to give the settlers the advantages of accessibility by road and rail and of social conditions which they need to make them prosperous and contented. Otherwise we will only succeed either in deadening their initiative and enterprise or in creating a sickening of heart that will drive them back into the cities. Then there are men who possess artistic skill and technique, or who will not want to go on the land to farm, and for whom some form of industrial occupation is needed, such as village manufacturing would provide.

BRITISH AND CANADIAN CONDITIONS

In Great Britain the mistake which has been made in the past has been that the user of the land has not been sufficiently encouraged to own it; he has lacked security of tenure and scope to make the most of his own improvements. We have drawn large numbers of British farmers and labourers to Canada by offering free homesteads, and this "magic of ownership" has, till recently, persuaded many to migrate to this country who were attracted by getting something which was not available at home. But in course of time the farmer recognizes that ownership is not everything, and that he has only exchanged a condition of one form of servitude for another. With all his shortcomings the British landowner is more or less of a business person, who recognizes that he can only keep his tenants by giving them good roads, social opportunities and cheap money, and by encouraging co-operation, although there cannot be much success with the latter under a system of tenancy. Moreover, the landlord acts as a partner with the farmer in keeping up the productive quality of the soil by requiring proper crop rotation, in getting facilities for cheap transportation, and in obtaining government assistance to keep up a high quality of stock. The Canadian farmer gets ownership, but he loses most of the other advantages which he regarded too cheaply while he had them. To make farm settlement in this country successful we must not only give opportunities to obtain ownership but the facilities and social conditions which go with tenancy in other countries. Thus ownership will become an addition to the attractions which are available in these countries and not, as at present, an alternative. To achieve that we must give up the present slap-dash methods of dumping down people on the soil without proper organization and careful planning.

EXAMPLE OF FRANCE

Some light on the methods which are necessary to achieve the desirable results is thrown on the problem by what has been accomplished in France in uniting ownership of land with the carrying on of petty industries. Petty industries and intensive farming are carried on side by side in the most populous and richest parts of France, and on land less fertile than that of Canada. Referring to the social condition and activities of France, Erik Givskov, to whom I am indebted for much of the information in this article, wrote in the *Contemporary Review*, in 1904, as follows:—"No one can travel through the French villages and hamlets without being struck by the comfort and cleanliness generally prevailing. Almost every house lies half hidden behind a thicket of fruit and rose trees, and behind the flower pots in the large windows, or sitting on the threshold, as the case may be, one sees the whole family in busy activity turning out ribbons, laces, brushes, combs, knives, baskets or whatever may be the special industry of the district." Mr. Givskov rightly adds, "It is man, not land, that produces—draws forth—wealth." But satisfactory social conditions are as essential for production as ownership of the land. In Canada we proclaim to the world how fertile are our fields and how easy it is for the settler to become his own land-

lord, but either through ignorance or indifference we fail to provide the social and business organization which is as essential to secure success as the fertility and ownership of the soil.

But even the combination of good soil, ownership, agreeable social conditions, and the creation of small industries are not sufficient in themselves, as has been proved in parts of Europe where these things are available. These things are the foundation on which to build, but co-operation and modern industrial equipment must be built upon that foundation. Competition of small manufacturing industries with the great factories is difficult, but proper organization and the use of water-power to produce electric energy can do a great deal to overcome that difficulty. There are industries in which constant change of process, individuality and artistic skill count for so much that they can be successfully manipulated on a small scale.

In the part of Northern France devastated by war are areas where successful small industries have been carried on by the peasant population, and that illustrate the extent to which the French peasant prospers by uniting agriculture and manufacture. Between St. Quentin and Cambrai and at Le Cateau, Caudry and Solesmes, to the south of Lille, shawls, curtains and tulle were woven before the war. The work was mostly done in the winter between the seasons suitable for working on the land.

Near Caudry no less than 36,000 people were said to be living on 30,000 acres of land, with the result that fine crops of sugar beet and grain were being produced from poor soil. At Sedan, in the valley of the Moselle, hand-weaving was carried on extensively, and each of 3,500 weavers owned their own house and field; earning from two to three francs per day from weaving. Bolts and nuts were also made by the men and brushes by the women. The intelligence of the peasantry was improved as a result of being engaged in skilled industry, and they enjoyed seeming comfort and prosperity. Round Nancy and Mirecourt, in the Vosges, the women engaged in hand-embroidery and the making of lace and straw hats from imported plait, while the men made stringed instruments.

Pictured as before the war, Amiens, behind the present British lines, is a great centre for the manufacture of parts of umbrellas, shoes, and ironmongery. At Escarbotin, in the northwest of Amiens, a large amount of ironmongery—padlocks, screws, safes, etc.—is made. Although this town and its environs contain only about 1,200 people, it is the centre of a population of over 40,000, distributed in small villages, and living in comfortable houses situated in large productive orchards. Each family has its cow and pig. Even here, however, is found the drift towards the towns, for there is that lack of co-operation and modern methods of manufacture which is necessary to make these small industries successful.

Between Amiens and Paris the towns of Beauvais, Mouy and Noailles are centres of a great brush-making industry, employing about 15,000 persons. Some of the peasants live on their holdings and work in factories in the town—one factory employs 3,000 workers and has an annual output valued at 5,000,000 francs. Boots, shoes, and hair and tooth brushes are also made in this district. The handles of the brushes

are made in the homes of the workers, with the aid of electrical power obtained from the river Thérain. It is said that in this district and in Neuilly, near Paris, nearly every peasant carries on some petty industry. In the department of the Oise, in which Beauvais is situated, the value of the vegetable crops in some years has amounted to over 1,000,000 francs. At Meru, in this department, paper knives, napkin rings and shoe-horns are made, and the famous French fan industry—which alone yields France about 10,000,000 francs per annum—is carried on.

At Nogent-le-roi, to the south of Chaumont, on the Marne, the peasantry make all sorts of cutlery, each peasant having his small holding and making penknives, scissors or surgical instruments in his home.

The artistic skill and taste of these peasants, in providing so many varieties of useful articles from bone, ivory, horn or mother-of-pearl, is wonderful. It may be thought that it would be difficult to develop similar skill among the settlers in Canada—and so it would, for a time—but, with government assistance and proper organization, any difficulty could be overcome, and the work would be well worth while. It is only by hard work that the French peasantry have acquired their artistic qualities, but, so far as these might be a special attribute of the French race, Canada has a sufficiently large French population to make it to her interest to cultivate the taste and skill which have contributed so much to the prosperity of France. As for the Anglo-Saxon race, Mr. Givskov rightly points out that in America and elsewhere they "have given abundant proof that under favourable conditions they are able to turn out artistic work of the highest quality and of the most exquisite taste and beauty." But for the fact that during times of peace we neglected such small industries as those carried on in France, and allowed them to become the monopoly of other countries, we should not have had to pay such high prices for many manufactured articles to-day and would have had healthier agricultural conditions.

ADAPTATION TO CANADIAN CONDITIONS

Of course, the industries which are most successful in France may not be adapted at all to Canada, but that is a detail. The principle is the thing with which we are concerned and there can be no question that the combination of village industries with agriculture would be a valuable thing to promote in Canada. As to its practicability, it may be that until it is tried out it is not wise to assume too much on that count. But allowing for intelligent adaptation of the system to our conditions, and not for mere blind imitation; considering our climatic conditions, which make it difficult for the farmer to do outside work for much of the winter; considering the opportunities there are for making useful articles out of our native materials, and the innumerable sources of water-power available to create electric energy, is it too much to say that there must be many village industries which could be successfully created? It is true that there are examples in France where the peasant farmer is earning a starving wage from his village industry because of lack of co-operation, but there are others where, by co-operation, the same industry produces excellent results. This only proves the need for proper business methods after the foundation of ownership and technical skill

has been laid. In the basket-making industry the earnings of those who work under firms of osier planters, without co-operation, is from one-fifth to one-ninth of the earnings of those who work through their own co-operative association.

USE OF NATIVE WOODS

Canada is peculiarly rich in native woods, but we have not yet attempted to convert them into manufactured articles to any extent. There is nothing which illustrates the strength of petty industries in France to a greater extent than the use to which the peasants put the native woods. Great quantities of fans, paper-knives, brushes, spoons, salt-boxes, scales, flutes, spindles, funnels and boxes are turned out by the peasant workers in such places as Fresnaye, near Alençon. Wood is obtained from adjacent forests, each peasant having his own lathe, which he works when not engaged in cultivating his garden or his field. Carvers and makers of furniture and souvenirs are to be found in the rural districts all over France—other articles which are made are bellows, tapestry, pottery, metal work, telescopes, watches, etc. In the case of watches, which is one of the most important small industries, particularly around Lyons, it is interesting to find that, although these are largely made in the homes of the people, yet hardly any single man can turn out a complete watch—showing that even in these small industries the advantage of the division of labour is recognized. At Cluse electric power is transmitted to the homes of the watchmakers from a power station adjoining the river—and the yield of the industry in this district alone is 3,000,000 francs annually. Schools for training watchmakers have been established at Besançon, which is the great watch-making centre of France. There is no machinery used, but labour is well organized and subdivided. About 8,000 workers in Besançon produce from 400,000 to 500,000 watches every year.

These industries are all carried on in conjunction with farming, and it is this that has helped to give to France her strength of manhood, her intelligent citizenship and her enormous wealth. The present war has revealed to many how great France really is; it is no new-found strength, but the product of a combination of intelligent application to skilled industry and healthy life in the open country. As much as \$240 per acre per annum is made from land cultivated by the peasant workers in some districts, so that their skill in gardening or farming does not suffer from their ability to manufacture.

GOVERNMENT ORGANIZATION NECESSARY

The creation of village industries in Canada would do much to improve agricultural conditions. That there is need for such improvement goes without saying; indeed there is no more pressing social question in Canada. But the danger may be in trying to effect it by some method which fails to bring into play all the forces, facilities and kinds of organization which are necessary to secure permanent success. The farmer lacks initiative and the conditions under which he can co-operate with the members of his class with advantage. That initiative and these conditions must be provided for him. Village industries, social amenities, improved planning of new territory, and better roads made

in advance of settlement, should be promoted as a definite part of any scheme of land settlement. They are not enough in themselves, no more than merely giving free access to the land is enough; but they are essential parts of any scheme. Government assistance will be needed; the initiative must come from the government; and the problem is so acute, so difficult, and requires so much thought and organizing skill, that probably no way will be found to deal with it properly short of the creation of a Colonization Branch of a Federal Department to give undivided attention to the problem.

HOUSING CONDITIONS IN CANADA

SURELY the poorest and meanest citizens of any country are entitled to decent and sanitary shelter. This should not be withheld from them because of misfortune or inefficiency. Neglect of the conditions in which many people have to live is often excused on the ground that they themselves are responsible, even though it is not them, but their children, whose health and moral upbringing is of such value to their country, who are the chief sufferers from the neglect. But these excuses are most frequently offered by those who profit from existing bad conditions and whose minds have become warped by that fact. People soon become degraded by bad conditions, and it is easy to point the finger of scorn at them and say they are responsible for their surroundings. After we have permitted them to become degraded, after we have allowed dwellings to be erected in which their sense of decency cannot be kept, we organize educational campaigns and preach at them and expect them to respond. At great cost we provide schools for their children, thinking that we can properly train young minds in bodies diseased and stunted by lack of air and clean surroundings. At further expenditure we pro-



"Apartment" house now being erected in a Canadian city—rooms dark, old frame building with decayed timbers incorporated in the structure; formerly occupied by two families—now being reconstructed for from six to ten times that number; a fire menace to the inhabitants and to the surrounding buildings.



Four storey tenement house in a Canadian city occupied by eight families.

vide hospitals and asylums, to correct mischief, much of which might have been prevented by proper building by-laws. Our factories and workshops want, meanwhile, efficient and mentally alert men, and the country loses in the sum of its physical strength, intelligence and spiritual force.

Why is it all necessary? The better buildings we erect the better it is for the builders; the more land we occupy with homes and gardens the better it is for the real estate owners; the less danger of fire the better it is for the insurers; the higher the standard of living of the poor the less taxes have to be paid by the rich; the greater the nerve power and endurance of the labourer the better it is for the manufacturer; the more healthy and clean citizens we have the better it is for the country.

Some of the "homes" in which Canadian citizens live are shown in illustrations accompanying this article. Our fault is not that these buildings have been erected in the past but that we permit them to be occupied to-day; indeed, as is shown in one of the views, that we are erecting them now.

Should it not be a crime in Canada, as in England, to erect crowded wooden tenements for habitation, to permit old decayed timbers to be used in construction, to build what are admitted to be fire traps, to crowd up rear lots intended for gardens and leave hundreds of vacant lots unbuilt on? The responsibility for these conditions rests with our local authorities and in dealing with them there is no difficulty that has not been met elsewhere. When blood is being shed for Canada it is all the more important that we should see to it that the poorest home is worthy of the sacrifice.



Wooden tenements in eastern city in Canada showing crowded rear lots, narrow entrance from street, flimsy construction, untidy yards; a perfect fire trap. Rear lots being removed for some distance from main pipe lines and on lower level are seldom served with water and sewerage, and being hidden from the public gaze, the accumulation of garbage is encouraged.

ANGLO-FRENCH TOWN PLANNING IN 1298

When Henry II of England married Eleanor of Provence the union brought certain French territory under his crown. In succeeding years Henry was continually struggling with Louis IX for supremacy in Southern France and both monarchs planned and founded new towns as bases for military operations.

In 1298 Edward I wrote from Bordeaux to London asking the authorities to send them four competent town planners—"those who best know how to divide, order, and arrange a new town in the manner that will be most beneficial to us and the merchants."

Montpazier, in the department of the Dordogne, is said to be the best example of these towns—and others laid out by Edward were Libourne, Sauveterre, Monsegur and LaLuide.

In Canada, where the two peoples who have enjoyed the entente cordial, and have intermarried and contributed to each other's genius and strength over so many centuries,—with sundry and passing breaks caused by political ambition and not by racial animosity—may we not derive inspiration from the early Anglo-French town planners of old France, and seek to "divide, order and arrange" our cities and towns in the manner that will be most beneficial to the commonwealth?

THE PURCHASE OF LAND FOR BUILDING PURPOSES

II.—LAND ASSESSMENT

IN a previous article it was shown that land gambling in Canadian cities and towns had caused much distress to purchasers of real estate and financial difficulties to the cities and towns themselves; that the high land values which were a consequence of such gambling were not a form of wealth but a tax upon the community; that the realizable value of land at a given time was its true value at that time and included prospective value; and that calculation of gains and losses should be made in regard to purchases of land on the basis of interest tables which were appended to the article. Before entering further into aspects of the subject which affect the private investor and the individual member of the community as a house-owner or land user, I propose to deal with the important question of land assessment.

According to law in Canada there is a direct connection between the market value of land, known as the "actual value," and the value which is given to it by the assessor for purposes of taxation, known as the "assessed value." In Ontario the Assessment Act provides that "land shall be assessed at its actual value." The value of land and buildings have to be ascertained separately and set down separately in the columns of the assessment roll. In each municipality the assessor has to sign a declaration, on oath, that he has justly and truly assessed "each of the parcels of real property so set down at its actual value."

Whatever defects this law may have as a basis for taxation of land cannot be ascertained because of the lax way in which it is administered. Until the law as it now is, in Ontario, for instance, is uniformly and equitably applied objection to its provisions can only be made on theoretical grounds, since its proper application has not been tested in practice. On the other hand the defects of administration are such as should and can be remedied, whether the law of taxation is altered or not. All proposals for revising the system of taxation of land and improvements in Canada have one defect in common, namely, that they do not include as an essential preliminary to such revision, the settlement of right principles and practice of land valuation. Let me take a possible case derived from assessment value in a district with which I am familiar:—

A is a owner of a site of 2 acres in Ontario, which he purchased for \$10,000 and on which he erected a house at a cost of \$30,000, making his total investment \$40,000. He is assessed at \$2,000, which is one-twentieth of the real value of \$40,000. The market value of the premises has increased since the investment was made.

B is owner of a site of 3,000 square feet (30 x 100), for which he paid \$500, and on which he has erected a house at a cost of \$1,500. He is also assessed at \$2,000, being the actual value. The properties of A and B are presumed to be in separate municipalities but in the same district, and the sites may be regarded as equally appropriate and central for the purpose for which they are used. I will allude to the

legality and equity of these assessments later, but my present object is merely to show how the property of A and B would be affected by a change in the incidence of taxation.

We will assume that the tax rate in both cases is two per cent. Thus both pay the same tax of \$40 per annum on properties worth \$40,000 and \$2,000 respectively. Now, assume that the law is changed so that the tax of \$40 in each of these two contiguous districts has to be collected on land value only. It is difficult to see what would happen in A, since it is obvious that the assessed value has no relation at all to the real value, but either one of two things would probably happen. The assessor might simply retain his present valuation of \$2,000 as the value of A's land, since by doing so he would be getting nearer to an equitable basis, or he might calculate that, if the assessed value of a site and building worth \$40,000 is 5 per cent, *i. e.*, \$2,000, then the assessed value of the site alone, worth \$10,000, is also 5 per cent, *i. e.*, \$500; therefore he would increase the tax to eight per cent to obtain the same amount. The latter would also be what would happen to B. There would be no real change, and the inequity would continue, because the assessed value in the case of A is wrong. The reader will also observe an important distinction between A and B, which makes the comparison more important as an illustration. A's site of two acres could accomodate twenty houses of the type on B's lot; and, if "improved," by the erection of an apartment house, would be worth four or five times what it cost to the owner. On the other hand B's lot is put to full use. So far as the necessities of shelter go it may be calculated that A enjoys the luxury of having $1\frac{3}{4}$ acres more than he actually needs while B has probably less than he needs. A, again, is a wealthy citizen, judged by the cost of his home, while B is a poor man, to whom every dollar of expenditure is important. It is obvious that on all counts some more equitable system of taxation is wanted, but how can it be secured on such a valuation basis as here exists?

The above figures are based on actual cases but, as further proof of the inequity of the system of valuation which exists in the district referred to, I give the following figures taken from the assessors' rolls. The valuations are taken in two townships within an area having a radius of three miles from the centre of a city.

	Total assessed value	Assessed value per acre	Approximate market value per acre	Approximate percentage of market value assessed
(1) 212 acres, farm land	\$ 8,810	\$ 41.50	\$1,000	4.1 %
(2) 15 acres, building land . . .	16,500	1,100.00	1,100	100 "
(3) 10 acres	2,000	200.00	2,000	100 "
(4) 3,300 square feet	450	5,940.00	5,850	100 "
(5) 5,000 square feet	500	4,356.00	4,356	100 "
(6) 19 acres	5,000	263.00	5,000	5.2 "

In the case of No. 3, the total assessment of land and buildings is \$5,000 for one purpose and \$78,000 for another purpose.

It stands to reason that if it is within the power of an assessor to value land at from four to five per cent of its market value, and to declare that as its proper value, it is within his power to vitiate any system of taxation by juggling with the values.

The next point to consider in this connection is the influence of the assessed value on the sale value of property. Probably this influence is in the direction of making values high, but in the cases above cited it is not apparent that the assessment affects real values one way or another.

No doubt, in the case of small building lots, a high assessed valuation has an effect in giving a purchaser an inflated idea of values, and mortgagees are likely to be influenced in some degree in the same way. In the case of No. (2) in the above table I am informed that the land was placed on the assessment roll at a value *fixed by the owner for speculative purposes*. This assessed value was 100 per cent of the market value, although adjoining areas were assessed at five per cent of their market value. These facts point to two things, first that the speculator calculated on the high assessed value having an effect in securing a better price for his land, and, because of this, he was willing to pay twenty times as much in taxes as he need have paid, and, second, that an assessor may permit owners to value their own property, notwithstanding that the assessor has to swear that the value is the actual value in his own judgment. There must be many owners like this speculator in every district, who pay taxes on a high valuation without protest because they think that the high valuation will influence purchasers in giving a better price. Moreover, where real estate interests have a strong influence on local authorities, there has been a tendency in the past to keep assessed values high, presumably in the interests of real estate. Probably in the end these interests suffer much more than they gain, and this is beginning to be realized.

If we take the district to which reference has already been made, it is found that low assessments do not make market values low. The reason for this is probably twofold. In the first place many purchasers do not pay much attention to assessed values as a means of determining actual values, and rightly so. In the second place the intelligent purchaser knows that the land is worth more because of the low assessment, if that assessment is likely to be permanent. Take two cases from the above table:—

No. (2) is assessed at \$1,100 per acre, and the purchaser, in paying this sum, recognizes that his tax will be \$22 per acre per annum on that valuation. At 20 years' purchase that tax may be capitalized at \$440 per acre, so that the total cost of the land and commuted taxes may be roughly put at \$1,540 per acre. No. (6) is assessed at \$263 but is worth \$5,000 per acre. The tax will therefore be about \$5.26 per acre, or \$105 capitalized—making the total cost on the same basis \$5,105 per acre. Thus, in No. (2) the tax amounts to a 40 per cent increase over the net land value and in No. (6) it amounts to 2.1 per cent increase. Therefore the effect of the low assessment in (6) might easily be to cause a purchaser to give, say 20 per cent, more for the land (\$1,000) because of the saving in taxes. Generally speaking, therefore, it does not appear

that low assessments should cause sale values to be low, although a great many people, including real estate operators, pay taxes on high values on the assumption that they do. In proportion as purchasers of land become better informed on the subject they will prefer the land with a low assessment.

From the general public point of view, however, it is unjust and inequitable that assessed values should not be either the full market value of the land, *i.e.*, actual value, or a definite and fixed percentage of that value in each province. In Ontario the law provides for this basis of valuation, but as is shown above, it is utterly repudiated in practice. Until we have in operation a more uniform and equitable system of valuation for assessment purposes it would appear to be waste of time to discuss proposals for tax reform.

Purchasers of land should not permit themselves to be influenced in any degree by values fixed for assessment purposes, although at the same time the assessor's roll should be a guide to the actual value. This would be the case if every assessor were an expert and trained valuer, if the law were carried out and if there were a Department of Municipal Affairs in each province to secure proper and systematic valuation. Other aspects of this question will be dealt with in a subsequent article.

FOOD CONTAMINATION BY FLIES

WITH all the advance which has been made in recent years in regard to public health regulation we have done little to deal properly with the garbage question, both as regards arrangements in connection with the home or other buildings and as regards collection and disposal by the authorities. It is no easy problem to deal with. There are difficulties in connection with garbage collection in cities and towns in all countries. These difficulties are particularly acute in Canadian cities and towns because of the climatic conditions and the scattered nature of the building development. Proper provision for the collection of garbage is made in few cities, and so long as this matter is neglected, public health will continue to be endangered, and food will continue to be contaminated. Not only is it desirable that sanitary receptacles should be provided but also that provision should be made in the erection of buildings for the "housing" of these receptacles, to suit Canadian winters and for the paving of parts of all backyards with non-porous material, as is required in the building regulations of British cities. The immediate surroundings of buildings in which food is stored or being prepared require to receive special attention, and, unfortunately, they are often the most neglected.

The extent to which the fly pest is allowed to flourish, as a result of permitting refuse to accumulate in yards, is most deplorable, having regard to the serious evils which follow. The efforts which are made to lessen the evil by means of "clean-up weeks," however beneficial as a temporary palliative, cannot be regarded as affording any large measure of protection, and more stringent regulations and more scientific methods are required to deal with it.

PROSECUTED FOR ALLOWING FLIES ON FOOD

A prosecution of a unique kind, which was brought before the Police Court in St. Helens, England, in September last, illustrates one direction in which greater activity should be shown by our public health authorities. A local confectioner was charged by the medical officer of health of the borough with exposing for sale chocolate cream unfit for human consumption. The following notice of the case appeared in the *Municipal Journal* of September 29th:—

"The evidence given by Dr. Cates was to the effect that on the 4th inst. he was passing the defendant's shop, when he noticed a considerable number of flies in the window. He noticed exposed for sale a dish of chocolate creams, in bars, which obviously were unfit for food. The surface of fourteen of the bars had been melted by the sun, and between twenty and thirty flies were crawling over it, while four flies were imbedded in the cream. During the time he looked through the window, probably not more than a minute, between twenty and thirty flies were crawling over the chocolate. He seized the chocolate, which was destroyed.

"In reply to the bench, Dr. Cates said that nearly all the summer diarrhoea they had in the town was directly due to contaminated food, chiefly contamination by flies, and, besides that, there were innumerable cases of illness in the summer arising from the same cause.

"The defendant, who said the window had been cased in, and that he had done what he could to deal with the flies, was fined 40s., or twenty-eight days."



A dirty yard and exposed manure bin.

FACTORY SURROUNDINGS

In addition to cases in which human food is exposed to contamination in stores one finds factories, in which such articles as chocolates are made, and bakeries, situated in the most crowded and insanitary parts of our cities. Nearby there are the slums, from which cheap casual labour can be obtained, with their bad sanitation and the high death rate among their occupants; and adjoining are stables and manure heaps and accumulations of domestic refuse. It is not only necessary that stores and factories in which food is made or stored should be sanitary, but that the surroundings of such places should be kept in clean condition and that the paving of yards and the character of the building construction should be carried out under proper building regulations and subject to careful inspection. The day is coming when the makers of bread, biscuits, preserves, candies, chocolates, and other foods will find that their best advertisement is that they are produced not only in airy and sanitary factories, but in factories having clean surroundings and healthy and agreeable home conditions for those who work in them.

Messrs. Cadbury, Rowntree and other large cocoa and chocolate manufacturers in England have long since recognized the business advantage of building model villages for their workers in the open country round their factories. Not only are the workers in these factories more healthy, but they are more efficient as a result of their improved living conditions. It is desirable to have clean factories where food is made but it is also desirable that the people who work in the factories should come from clean homes and that considerable areas around the factories should be under such control as will secure the best sanitary and hygienic conditions. The responsibility for securing these conditions rests with the manufacturer; and, in fulfilling that responsibility, he will find, as Messrs. Cadbury and Rowntree have found, that it pays to look after the housing of the workers and to have open and healthy surroundings to the factory.

THE HIGHWAYS OF ANCIENT ROME

"The capitals of Syria and Egypt held a still superior rank in the empire; Antioch and Alexandria looked down with disdain on a crowd of dependent cities . . . All these cities were connected with each other and with the capital by the public highways which, issuing from the Forum of Rome, traversed Italy, pervaded the provinces and were terminated only by the frontiers of Empire . . . The public roads were accurately divided by milestones and ran in a direct line from one city to another and with very little respect either of nature or private property. Mountains were perforated and bold arches thrown over the broadest and most rapid streams . . . Houses were everywhere erected at the distance only of five or six miles; each of them was constantly provided with forty horses and by the help of relays, it was easy to travel a hundred miles in a day along the Roman roads."—*Gibbons*.

HOUSING, TOWN-PLANNING AND CIVIC IMPROVEMENT IN CANADA

THE CIVIC IMPROVEMENT LEAGUE OF CANADA

THE membership of the Dominion League continues to grow in a satisfactory manner, and new branches are being formed in different parts of the country. The next meeting of the Dominion Council is proposed to be held in Ottawa on January 16th or 17th, 1917—during the annual sessions of the Commission of Conservation. Many important questions will then come up for consideration, among them being the place and date of the next Dominion conference.

During the past ten months effort has been largely confined to the work of organization throughout the Dominion. Considerable difficulty has been encountered in building up this organization at a time when so much attention is naturally being given to war problems and in a country of such distances as Canada. But nevertheless, steady and material progress is being made.

PROGRESS IN PROVINCES AND MUNICIPALITIES

BRITISH COLUMBIA

Probably owing to the intervention of the election, there has been little progress of a definite character in developing the Civic Improvement organization of British Columbia during the last three months. Now that the political situation is settled it is expected that there will be a resumption of activity. The urgent needs in the province are the passing of a Housing and Town Planning Act and the establishment of a Department of Municipal Affairs. These are questions which should appeal to the new government and the matter has been brought to their attention. Local action should be concentrated on these proposed measures for a time.

ALBERTA

There has been some progress in connection with local organization in Alberta; the putting of the existing legislation into practice is the most urgent question.

SASKATCHEWAN

As previously reported, a Bill Relating to Town Planning was submitted to the Legislature at its last session and passed its first reading. In the form in which it passed the first stage it was the most advanced town planning measure in Canada. The next stage has now been reached, and the bill is being considered in detail by the Legislative Counsel and the officials of the Department of Municipal Affairs, with a view to its re-introduction as a government measure during the January sitting.

MANITOBA

Winnipeg. Last year a group of Winnipeg citizens formed the Citizens' League for Municipal Betterment. "Keeping track of the citizen's business" is the key-note of the policy of this league. It intends to do so by research into financial and administrative conditions in the City of Winnipeg and by the issue of explanatory literature. The membership of the league is somewhat restricted but it includes many of the best business men in Winnipeg. This league is affiliated with the Dominion League.

In September last a Civic Improvement Council was also formed in Winnipeg, at a meeting which was representative of 29 local organizations. The object of this league is "to unify all the elements of the community in active co-operation for the betterment of the city in a spirit of enlightened public service; to proffer its good offices to the city authorities in any matter on which it may be consulted."

ONTARIO

Port Arthur. The Civic Improvement League of Port Arthur is making good progress and has undertaken valuable research work into the question of assessments for

taxation purposes, and in discussions with the Local Council of Women regarding the high cost of living.

London. An important conference was held in London on the evening of December 5th. The following is an extract from the report printed in the *London Free Press* of December 6th:—

Conference on Municipal Government and Land Settlement

"Proposals for the development of a comprehensive town planning scheme, with a view to the betterment of conditions, urban and rural, and the adoption of a resolution praying the Provincial Government to establish a department of municipal affairs, marked a meeting held under the auspices of the Board of Trade at the Tecumseh House last evening.

"The session was preceded by a banquet, which was attended by scores of London's foremost citizens and representatives of municipal and other bodies and boards of trade throughout Western Ontario. The speaker of the evening, Mr. Thomas Adams, town planning expert of the Dominion Commission of Conservation, gave a lucid and thorough exposition of the aims of the town planning movement, and so impressed the merits of the scheme upon his auditors that machinery was set in motion for the formation of a Civic Improvement League for the district contiguous to London, between the areas of which Windsor and Hamilton are regarded as the natural centres.

"It was explained that the Provincial Government has made all arrangements to the end of instituting a department of municipal affairs, but that there is an inclination to leave the matter in abeyance until the close of the war. Urging is therefore expected to have the desired effect, and the following motion, moved by Mr. C. McIlhargey, of Stratford, and seconded by Mr. A. E. Silverwood, of London, was adopted:—

"That this meeting supports the proposal that there should be a department of municipal affairs for Ontario, and also that a town planning act should be passed, to give municipalities greater power to regulate their development on the lines advocated by the Conservation Commission.

"Dr. Bennett, of St. Thomas, president of the Ontario Horticultural Association; G. E. Main, a representative of Hamilton Board of Trade; Dr. E. E. Braithwaite, president of Western University; Ald. Cahagan, of Woodstock; Ald. J. V. Buchanan, of Ingersoll, and Mr. McIlhargey, of Stratford, all supported the resolution."

TOWN PLANNING CONFERENCE OF SOUTHWESTERN ONTARIO.

Hamilton. The second annual conference of municipal authorities and Boards of Trade in southwestern Ontario was held at Hamilton on October 2nd. Delegates were present from a large number of cities, towns, villages and townships in the part of Ontario that lies between Hamilton and Windsor. Mr. G. Edwin Main, of the Board of Trade, presided, and the delegates were welcomed to Hamilton by Acting Mayor Morris. The following papers were read: Municipal Government and Finance, Mr. K. W. McKay, editor of the *Municipal World*; Town Planning and Good Roads, Mr. W. A. MacLean, Deputy Minister of Highways, Ontario, and Town Planning Legislation, Mr. Thomas Adams, Commission of Conservation. Following the reading of the papers there was considerable discussion by the delegates. The conference extended to three sessions, and at the closing session resolutions were passed asking the Ontario Government to establish a department of municipal affairs and to pass a town planning act for the province. A third resolution called for the general adoption of the Highways Act so as to secure more co-operation between cities and counties in regard to road construction.

A large and representative Committee was appointed to interview the Government, and the following officers were elected for the coming year:—

President, Mr. G. Edwin Main (Hamilton); vice-presidents, E. C. Mitchell (London) and E. P. Coleman (Hamilton); Treasurer, Mr. H. D. Petrie; Secretary, Mr. J. J. McKay. It was decided to hold the next conference in Hamilton. A report of the conference is being printed and copies can be obtained on application to Mr. J. J. McKay, secretary, Town Planning Commission, Hamilton.

Renfrew. Progress is being made with the preparation of an official town plan for the town of Renfrew.

QUEBEC

The Quebec Government has had under consideration the question of passing a Town Planning Act this session. The Premier, Sir Lomer Gouin, appointed a committee, consisting of the Provincial Treasurer (the Hon. Mr. Mitchell) and Dr. Desaulniers, to report on the matter. After conference with the Town Planning Adviser of the Commission of Conservation it has been decided that the present session of the Legislature is too short to enable adequate consideration to be given to the subject. The government is favourable to the principle of a town planning act, but, owing to the peculiarities of this province in regard to municipal government, it is more difficult to frame a suitable measure than in the other provinces.

Montreal Town Planning Conference

Montreal. The Commission of Conservation and the Civic Improvement League of Montreal convened a conference to consider the desirability of town planning legislation being passed in Quebec, at the Windsor Hotel, Montreal, on the 20th of November, at 4 p.m. The Hon. Senator Dandurand presided over a large and representative gathering of Montreal citizens and delegates from associations and civic bodies. Dr. W. H. Atherton acted as secretary.

Addresses were given by the Hon. J. J. Guérin, Mr. Thomas Adamis, Dr. F. D. Adams, W. Gustav Francq, Lieut.-Col. J. G. Adami, M.D., Dr. Grace Ritchie England, Mayor J. Beaubien, Aldermen McLagan, W. D. Lighthall, K.C., Mr. J. Duchastel, and Mr. John Bradford.

A resolution, which was submitted to the meeting in English and French, was agreed to, urging the Quebec Government to pass a town planning act for the province at this session.

Montreal Board of Trade. The council of the Montreal Board of Trade passed a resolution in favor of town planning legislation at a meeting held on November 24th.

Quebec. The Town Planning Adviser addressed the Canadian Club of Quebec on town planning at a meeting held on November 28th.

MARITIME PROVINCES

The work of preparing schemes for Halifax and St. John is proceeding.

The question of establishing a department of Municipal Affairs in Nova Scotia is under consideration.

MODEL SUBURB OF HONG KONG

TOWN planning is making progress in all parts of the British Empire including India. Now comes a report that a model suburb is being planned chiefly for the purpose of housing of wealthy Chinese near Hong Kong. A considerable tract of land is being reclaimed and a company has been formed to develop the suburb; wide avenues, a modern sewerage system and other public services will be provided. The new suburb will be located on the south side of the Kowloon peninsula, the mainland portion of the colony of Hong Kong. The site will cover a tract 8,000 feet long by 1,500 feet broad embracing the foreshore only, but backed by hills from which several small streams emerge. The plan includes the erection of four piers, with space for warehouses on the water front; with the extension of the piers and the dredging to be done in reclamation work sufficient depth for ordinary ocean going vessels will be had at all tides.

Unless delayed by a lack of machinery it is expected that the reclamation will be completed in about two years, as in spite of the war the plans have been completed and the work is to commence at once.

10 p. - China

PRINCE RUPERT

IN the last issue of Conservation of Life the following sentence appeared: "Much of the expensive development seen at Prince Rupert would not have had to be incurred if the plan had not been prepared to suit the requirements of the land speculator."

The Secretary of the Grand Trunk Pacific Railway—Mr. Henry Philips—takes exception to this statement on the ground that it seems to imply a speculative motive to the founders of Prince Rupert—the Grand Trunk Pacific Railway Company. Such an implication was, of course, not intended to be conveyed; on the contrary all evidence goes to show us that the only motive which inspired the Company and its landscape architects was to lay the best possible foundations for the city so far as that could be secured by the preparation of a plan. The Company spared no effort nor money in trying to attain that object. Nevertheless the platting of the land was so arranged as to facilitate the work of the land speculator, and this work has not only been detrimental to the city but injurious to the company and to its expensive plan.

The Grand Trunk Pacific Railway Company did more than any similar corporation in Canada has done to get their Pacific terminal city properly laid out; the pity is that in spite of all they did the practical results are so unsatisfactory. What are the underlying causes of this state of things, and above all what are the steps that should be taken to make Prince Rupert the healthy and prosperous city it should be? A report dealing with that composite question is being prepared by the Town Planning Adviser of the Commission of Conservation and will be submitted to those within whose power it is to provide the remedy.

—Canada - Prince Rupert

TOWN PLANNING IN AUSTRALIA

THE town planning legislation that has been drawn up for the consideration of the Australian Government has been framed after the model of the draft act of the Commission of Conservation of Canada. In reporting to the government of Victoria on this subject Mr. Charles C. Reade compares Canadian and Australian conditions. He says that between Canada and Australia there is a marked similarity in the conditions of town and city growth. In both countries most of the new suburban developments are due to the operations of private owners or agents cutting up and selling off allotments, planned on the usual grid-iron plan and disposed of freely under a simple system of land transfer, and on comparatively easy terms. Speculation in suburban land values in both countries is rife, and the results in creating high building values for land that was originally field or paddock, and disposed of under the foot frontage method, are very similar. A notable feature of these results is the general haphazard development and the straggling growth of suburbs in recent years. Generally speaking, land also is apportioned among a large number of small owners.

“Both in Canada and Australia town development is more open in the suburbs than in England, and one of the effects of this more scattered

development is to increase the cost of making suburban streets and other local improvements compared with English towns, where a larger density of population is confined to a more compact area. Moreover, possession of the freehold in England is not easy to secure, and speculation is restricted accordingly. In Canada and Australia it is a fact that in many towns to construct and maintain all suburban streets in accordance with the standard of construction desired by the public would involve too high a charge for the suburban property to bear."

PRELIMINARY LIST OF CIVIC IMPROVEMENT LEAGUES AND KINDRED ORGANIZATIONS IF CANADA

NOVA SCOTIA

Halifax.....Civic Improvement League....R. M. Hattie, Coburg Road,
Secretary.
Halifax.....Bureau of Social Service.....Miss Ethel Bird, Director.
Nova Scotia.....Union of N. S. Municipalities..Arthur Roberts, Sec.-Treas.,
Bridgewater, N. S.
Halifax.....Town Planning Board.....R. M. Hattie, Secretary.
Yarmouth.....Town Improvement Committee Mrs. Alex. P. Lewis, Convener.
Darmouth.....Town Planning Board.....R. L. Graham, Secretary.
Stewiacke.....Town Planning Board.....Alderman McNutt.

NEW BRUNSWICK

St. John.....Town Planning Commission...W. G. Burditt, Chairman.
St. John.....Board of Trade Civic Improve-
ment Committee.

PRINCE EDWARD ISLAND

Prince Edward Island.Development, Commission.....F. R. Heartz, Chairman, Char-
lottetown.

QUEBEC.

Lennoxville.....Civic Improvement Committee L. G. T. Lynch, Secretary.
of Board of Trade.
South Shore.....Board of Trade C. I. Committee F. J. McClure, President,
Board of Trade.
Sherbrooke.....Town Planning Committee..J. J. Fitzgerald, Secretary.
Board of Trade.
Montreal.....City Improvement League.....H. W. Atherton, Exec. 'Sec.
Catholic Sailors' Club.
Union of Canadian Municipa-..W. D. Lighthall, K.C., Hon.
lities. Sec.-Treas.

ONTARIO

Ottawa.....Civic Improvement League....Ronald Hooper, Sec., 13 Second
Avenue.
Toronto.....Bureau of Municipal Research..Dr. H. L. Brittain, Secretary,
Traders Bank Building.
Toronto.....Civic Guild.....Jas. B. O'Brian, President,
Traders Bank Building.
Toronto.....Civic Improvement Confer- Dr. H. L. Brittain, Director,
ence. Bureau of Municipal Re-
search.

Toronto.....	Ontario Municipal Association.	F. S. Spence, Secretary, 705 Lumsden Building.
Toronto.....	Housing Company.....	W. S. B. Armstrong, Secretary, Riverdale Courts, Bain Ave.
Toronto.....	Canadian Public Health Association.	President, Dr. Chas. Hastings.
Hamilton.....	Civic Improvement Committee.	T. L. Brown, Sec., Board of Trade Offices.
Hamilton.....	Southwestern Ontario Town Planning Conference.	J. J. MacKay, Sec., City Hall.
Hamilton.....	Town Planning Commission...	" " " " "
Renfrew.....	Board of Trade.....	W. E. Smallfield, President.
London.....	Board of Trade Civic Improvement Committee.	T. W. McFarland.
London.....	Western Ontario Civic Improvement Conference.	Gordon Philip, Sec., Board of Trade.
Sarnia.....	Board of Trade.....	T. A. G. Gordon, Secretary.
Windsor, Sandwich, Ojibway, Sandwich W. Ford, Walkerville....	Essex Board of Utilities Commission.	Wm. Woollatt, Walkerville, Chairman.
Kitchener.....	Civic and Town Planning Association.	D. B. Detweiler, Vice-President.
Port Arthur.....	Civic Improvement League....	T. F. Milne, Sec., City Hall.

MANITOBA

Winnipeg.....	Civic Improvement League....	G. W. Markle, President.
Winnipeg.....	Greater Winnipeg Plan Commission.	R. H. Avent, M.L.S., Secretary.
Winnipeg.....	Citizen's League of Winnipeg.	W. J. Christie, President.
	Women's Civic League.	

SASKATCHEWAN

Swift Current.....	City Planning Commission....	Dr. F. G. Westlake, Secretary.
Regina.....	Town Planning Association	

ALBERTA

Edmonton.....	Board of Trade.	
Calgary.....	Alberta Town Planning Association.	Commissioner Jas. H. Garden, City Hall.

BRITISH COLUMBIA

New Westminster....	Civic Improvement League....	J. W. Cunningham.
Vancouver.....	Civic Improvement League....	W. E. Payne, Sec., Board of Trade Offices.
Vancouver.....	Town Planning and Beautifying Association.	W. E. Payne, Secretary.
Victoria.....	Board of Trade.	

Corrections and additions are invited.

*“FOR though men may make cities it is after
all cities that make men; whether our na-
tional life is great or mean, whether our social
virtues are matured or stunted, whether our sons
are vicious or moral, whether religion is possible
or impossible, depends on the city.”*

Henry Drummond.